

SEC. 10-1.600 RESIDENTIAL-OFFICE DISTRICT (RO)

Sections:

- Section 10-1.605 Purpose.
- Section 10-1.610 Subdistricts.
- Section 10-1.615 Uses Permitted.
- Section 10-1.620 Conditionally Permitted Uses.
- Section 10-1.625 Lot Requirements.
- Section 10-1.630 Yard Requirements.
- Section 10-1.635 Height Limit.
- Section 10-1.640 Site Plan Review Required.
- Section 10-1.645 Minimum Design and Performance Standards.

SEC. 10-1.605 PURPOSE.

The purpose of the Residential-Office District is to protect the residential amenity of areas with a mix of residential and office use. The scale and form of office buildings, the scale and siting of office parking, office traffic generation, and hours of operation should not detract from adjacent or future residential use.

SEC. 10-1.610 SUBDISTRICTS.

Any combining B District (See Section 10-1.2400).

SEC. 10-1.615 USES PERMITTED IN THE RO DISTRICT.

- a. **Primary Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the RO District.
 - (1) **Residential Uses.**
 - (a) Boarding Home.
 - (b) Group home (6 or fewer residents, excluding staff. See definitions)
 - (c) Multiple-family dwelling.
 - (d) Single-family dwelling.
 - (2) **Other Uses.**
 - (a) Day care home. (State-Licensed, less than 24-hour care for children or adults, 14 or fewer persons, excluding staff. See definitions)
 - (b) Public agency facilities. (See definitions)

- b. **Secondary Uses.** The following uses are permitted as secondary or subordinate uses to the uses permitted in the RO District:

(1) **Residential Uses.**

(a) Attached second dwelling unit.

(Also referred to as a “Granny or in-law unit.” See Section 10-1.245.n for criteria)

(b) Second single-family dwelling.

(Where one single-family dwelling already exists on a lot, one additional single-family dwelling may be constructed provided the minimum development standards (lot size, setbacks, height, etc.) can be met for each dwelling)

(2) **Other Uses.**

(a) Accessory buildings and uses. (See Section 10-1.245.a & b)

(b) Garage sales.

(4 per year per dwelling. See General Regulations Section 10-1.2735.d.)

(c) Home Occupation.

(See definitions)

(d) Household pets.

SEC. 10-1.620 CONDITIONALLY PERMITTED USES.

- a. **Administrative Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the RO District subject to approval of an administrative use permit:

(1) **Residential Uses.**

None.

(2) **Administrative and Professional Offices - Less than 1,000 square feet.**

(a) Accounting and financial offices.

(b) Architectural and engineering offices.

(c) Chiropractic or acupuncture office.

(d) Insurance and real estate offices.

(e) Law offices.

(f) Medical and dental offices.

(g) Travel and airline agency offices.

(3) **Other Uses.**

(a) Home occupation - expanded.

(See definitions)

(b) Convalescent home.

New, or major additions or alterations comprising more than 25 percent of the existing floor area.

(c) Cultural facility.

New, or major additions or alterations comprising more than 25 percent of the existing floor area.

- | | |
|----------------------------|---|
| (d) Day Care Center. | (State-licensed, less than 24-hour care for children or adults, 15 or more persons, excluding staff.) |
| (e) Educational facility. | New, or major additions or alterations comprising more than 25 percent of the existing floor area. |
| (f) Recreational facility. | “ “ |
| (g) Religious facility. | “ “ |

b. **Conditional Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the RO District subject to approval of a conditional use permit:

- (1) **Residential Uses.**
Large group home.
- (2) **Administrative and Professional Offices - More than 1,000 square feet.**
 - (a) Accounting and financial offices.
 - (b) Architectural and engineering offices.
 - (c) Chiropractic or acupuncture office.
 - (d) Insurance and real estate offices.
 - (e) Law offices.
 - (f) Medical and dental offices.
 - (g) Travel and airline agency offices.
- (3) **Other Uses.**
Bed and breakfast inn.

SEC. 10-1.625 LOT REQUIREMENTS.

- | | |
|---|---|
| a. Minimum Lot Size: | |
| (1) Interior Lot | 5,000 square feet. |
| (2) Corner Lot | 5,914 square feet. |
| b. Minimum Lot Area Per Dwelling Unit: | Same as permitted in RM or RH Districts, whichever is consistent with the General Policies Plan and Neighborhood Plan |
| c. Minimum Lot Frontage: | 35 feet. |
| d. Minimum Average Lot Width: | |
| (1) Interior Lot. | 50 feet. |
| (2) Corner Lot. | 60 feet. |
| e. Maximum Lot Coverage: | 50 percent. |
| f. Minimum Average Lot Depth: | 100 feet. |
| g. Special Lot Requirements and Exceptions: | See General Regulations Section 10-1.2720. |

SEC. 10-1.630 YARD REQUIREMENTS.

- a. Minimum Front Yard: 10 feet.
- b. Minimum Side Yard: 5 feet.
- c. Minimum Side Street Yard: 10 feet.
- d. Minimum Rear Yard: 20 feet.
- e. Special Yard Requirements and Exceptions: See General Regulations Section 10-1.2725.

SEC. 10-1.635 HEIGHT LIMIT.

- a. Maximum Building Height Permitted: 40 feet.
- b. Maximum Accessory Building Height: 14 feet and one story.
- c. Maximum Height for Fences/hedges/walls:
 - (1) Front and Side Street Yard 4 feet
 - (2) Side and Rear Yard 6 feet(Also see Section 10-1.545.f. for additional standards).
- d. Special Height Requirements and Exceptions: See General Regulations Section 10-1.2730.

SEC. 10-1.640 SITE PLAN REVIEW REQUIRED.

Site Plan Review approval is required before issuance of any building or construction permit or construction of a fence within this district only if the Planning Director determines that a project materially alters the appearance and character of the property or area or may be incompatible with City policies, standards and guidelines. This may include fences (i.e., such as anodized gray chain link fences) in certain circumstances.

SEC. 10-1.645 MINIMUM DESIGN AND PERFORMANCE STANDARDS.

The City recognizes that high-quality design of commercial structures can contribute to a positive appearance of neighborhoods and improve the overall character of the community. This Section establishes design and performance standards that shall apply to the construction of residential and commercial buildings and certain commercial uses in the RO District, including but not limited to cultural, educational, religious or recreational facilities.

Single-family dwelling.

For single-family dwellings, additions, accessory buildings and uses refer to the development criteria and standards contained in the RS District, Section 10-1.200.

Multiple-family dwelling.

For multiple-family dwellings, additions, accessory buildings and uses refer to the development criteria and standards contained in the RM or RH Districts, Sections 10-1.400 and 10-1.500, whichever is most consistent with the General Policies Plan and Neighborhood Plan.

Non-Residential Uses.

For commercial buildings and uses refer to the development criteria and standards contained in the CN District, Section 10-1.800.

Section 10-1.600 amended by Ord. 13-12, adopted November 19, 2013.